

3. MEADOW OAKS FARM, LLC ZONING MAP AMENDMENT AND MEADOW OAKS UNIT 2 (ASHFORD OAKS) DEVELOPMENT PLAN

- a. **PLN-MAR-23-00015: MEADOW OAKS FARM, LLC** (12/4/23)* – a petition for a zone map amendment from an Expansion Area Residential 2 (EAR-2) zone to a Community Center (CC) zone, for 5.64 net and gross acres, for property located at 3320 Feliciana Lane (a portion of) and 6810 Man O War Boulevard (a portion of).

COMPREHENSIVE PLAN AND PROPOSED USE

The 2018 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

The applicant is rezoning the property to allow for an expansion to the previously approved Community Center within the Meadow Oaks development. The applicant proposes a new 117,000 square-foot hotel, with spa and restaurant amenities. The applicant is proposing to locate 10 multi-family residential units within the hotel structure. The request also intensifies the existing CC area by adding additional commercial buildings and increasing their height to three and four stories. This proposal results in a total of 90 residential multi-family units within the CC zoned areas, for a density of 9.1 units per gross acre. The Community Center will be served by 334 parking spaces, spread around the perimeter of the buildings.

The Zoning Committee Recommended: **Postponement.**

The Staff Recommends: **Postponement**, for the following reasons:

1. The applicant should provide a justification for the appropriateness of the chosen Community Center (CC) zone within the chosen Place-Type and Development Type.
 2. The applicant should provide further information on how the proposal is in line with the policies of the 2018 Comprehensive Plan.
 3. The zone change application for the subject property, as proposed, does not completely address the development criteria for a zone change within the New Complete Neighborhood Place Type, and the Medium Density Non-Residential/Mixed Use Development Type. The following criteria require further discussion by the applicant to address compliance with the Comprehensive Plan:
 - a. A-DS7-1 Parking should be oriented to the rear of the property for non-residential or multi-family residential development.
 - b. A-DS5-3 Building Orientation should maximize connections with the surrounding area and create a pedestrian-friendly atmosphere.
 - c. D-CO2-2 Development should create and/or expand a safe, connected multi-modal transportation network that satisfies all users' needs, including those with disabilities.
 - d. D-PL2-1 Developments should aim to provide a neighborhood-serving use that does not already exist in the vicinity, or that fills a specific need.
- b. **PLN- MJDP-23-00056: MEADOW OAKS, UNIT 2 (ASHFORD OAKS) (AMD)** (12/4/23)* - located at 3320 FELICIANA WAY and 6810 MAN O' WAR BOULEVARD, LEXINGTON, KY

Council District: 12
Project Contact: EA Partners

Note: The purpose of this plan is to depict development of a hotel, mixed-use dwelling units, and open space in support of the requested zone change from an Expansion Area Residential 2 (EAR-2) zone to a Community Center (CC) zone.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding landscape buffers and compliance with CC zone requirements.

Should this plan be approved, the following requirements should be considered:

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

1. Provided the Urban County Council approves the zone change to CC; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of street cross-sections and access.
4. Urban Forester's approval of tree preservation plan.
5. Greenspace planner's approval of the treatment of greenways and greenspace.
6. Department of Environmental Quality's approval if environmentally sensitive areas.
7. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Division.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote building coverage and Floor Area Ratio per Article 21 requirements.
10. Dimension pool and hardscape area.
11. Denote no direct access to Man O War Boulevard.
12. Denote final record plat information.
13. Discuss parking access relative to Man O War Boulevard.
14. Discuss proposed zone-to-zone landscape buffer.
15. Discuss number of residential units proposed in hotel structures per CC zone special provisions.
16. Discuss Placebuilder criteria.

Staff Presentation – Mr. Daniel Crum presented the staff report and recommendation for the zone change application. He displayed photographs of the subject property and the general area. He stated that the applicant was seeking a zone map amendment from an Expansion Area Residential 2 (EAR-2) zone to a Community Center (CC) zone, for 5.64 net and gross acres, for property located at 3320 Feliciana Lane (a portion of) and 6810 Man O War Boulevard (a portion of). Mr. Crum stated that the applicant is seeking to expand a previously approved CC development using the New Complete Neighborhood Place-Type and the Medium Density Non-Residential Mixed-Use Development Type. Mr. Crum indicated that Staff thought both the Place-Type and Development Type were appropriate for this location.

Mr. Crum highlighted aerial images of the property and noted a residential area close to the property that will be connected to the future development on the site. Additionally, Mr. Crum presented photographs of the current farm entrance that the applicant plans to keep, as well as the property as it looks now. Mr. Crum noted that this property was in the Expansion Area and that the applicant was looking to expand the existing Community Center zoning.

Mr. Crum showcased portions being amended on the development plan, highlighting the hotel, courtyard, and spa, as well as additional restaurant space. Additionally, Mr. Crum noted that the residential section of the property would include three and four story buildings.

Mr. Crum concluded his presentation by stating that Staff is recommending approval of this application, citing the CC zone is in agreement with the Comprehensive Plan's goals relating to tourism and providing amenities to the community, as well as the EAMP.

Commission Questions – Mr. Owens asked if there was any security that both portions of this CC zone will be built, and Mr. Crum indicated that both areas must be shown on the final development plan. The Planning Commission could deny any revisions or expansions that exceeded the maximum amount of non-residential development.

Development Plan Presentation – Mr. Tom Martin oriented the Planning Commission to the location and characteristics of the subject property. Mr. Martin highlighted the access from Man O War Blvd, as well as the various businesses proposed by the applicant, including a hotel, bar, and a café. Additionally, Mr. Martin reiterated the importance of having a residential component to this development, and noted the location of the three and four story buildings and 45 townhomes for residential use.

Mr. Martin asserted that the issue of a right-in, right-out, would be discussed at the time of the final development plan to make sure it is designed correctly. Mr. Martin also discussed the pedestrian crossings and sidewalks around the development and noted the connection to the amenities provided as well as the landscape buffer between the zones.

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Mr. Martin indicated that there were some clean-up conditions, but Staff was recommending approval of the development plan and could answer any questions from the Planning Commission.

Commission Questions – Mr. Michler asked if there was any structured or underground parking and if that was appropriate for this zone change. Mr. Martin stated that there was not any structure or underground parking, as to the appropriateness, as long as it meets the requirements, it can be deemed appropriate.

Additionally, Mr. Michler stated his concern with using the space around the natural area as parking space.

Mr. Michler also asked if the one access point to the north of the property was meeting our connectivity standards that we have approved. Mr. Martin indicated that at this point it has, but will have to be looked at each step of the process.

Finally, Mr. Michler asked if there was discussion on why the sidewalk does not continue along the entire stretch of Man O War Blvd. Mr. Martin indicated that was part of the development process and that pedestrian facilities would be placed in as these properties developed. Additionally, David Filiatreau, Division of Traffic Engineering, indicated that was the intention.

Applicant Presentation – Darby Turner, attorney for the applicant, stated his appreciation of Staff, and began answering some of the questions he heard from the commissioners. Mr. Turner stated that none of the CC's have developed the way that was intended, but they are going to try it the way it was envisioned.

Mr. Turner stated that after discussions with Staff over the course of the past year, agreed that the CC zone was necessary for what they wanted to do with this development. Mr. Turner stated this is not going to be a big box hotel, but will be a boutique hotel and the design is a unique product.

Mr. Turner indicated that while it is not shown on this development plan, in the most recently filed development plan, they showed connectivity along Man O War Blvd . Additionally, Mr. Turner stated that Mr. Michler's point about parking near the natural areas would be taken into account and they would put some more effort into protecting the natural areas.

Mr. Turner concluded his remarks by asking Mr. Martin if the Placebuilder condition could be removed and that the applicant was in agreement with Staff's recommendations.

Mr. Martin indicated that that condition could be resolved.

Commission Questions – Ms. Meyer asked Mr. Turner how he sees the hotel being integrated into the neighborhood. Mr. Turner stated that many times you will have needs for family to stay at the hotel or other visitors. Additionally, the neighborhood could also use the spa and other amenities and would be a focal point of the community.

Mr. Michler asked if vehicular access was discussed at the north of the property as he brought up before, and Mr. Turner indicated that was the only available access point to make the plan work, but this will be discussed at the time of the final development plan.

Mr. Owens thanked Mr. Turner for acknowledging what has happened in other CC zones and that he liked the look of the development.

Action – A motion was made by Mr. Owens, seconded by Ms. Meyer and carried 10-0 to approve PLN-MAR-23-00015: MEADOW OAKS FARM, LLC, for reasons provided by Staff.

Action – A motion was made by Mr. Owens, seconded by Ms. Worth and carried 10-0 to approve PLN-MJDP-23-00056: MEADOW OAKS, UNIT 2 (ASHFORD OAKS) (AMD) with the 10 revised conditions provided by Staff.